



Market issues:

Development trends and patterns

The nature of development to date:

- Opportunistic
- Eclectic
- Driven by:
 - parcel availability and location
 - ownership and occupancy
 - market context and timing

Market issues:

The “ambient outlook” for the study area

-  No change expected
 - Mature residential neighborhood
 - Major investment within last 20 years
 - Long-term leases or other restrictions
-  Areas of potential change
 - Higher-value uses or densities in the future
 - Vacant sites or buildings
 - Parking lots/yard storage



An aerial photograph of a city, likely Concord, Massachusetts, showing a river (the Concord River) flowing through the center. The river is bordered by industrial and commercial areas with various buildings and parking lots. There are also some green spaces and residential areas visible. The image is slightly faded to serve as a background for the text.

Market issues:

What could influence the “ambient outlook?”

Changes in:

- the market
- amenities
- parcelization
- streets
- access/transit
- zoning

Workshops: “A Look at Concord-Alewife”

Rules of the game

- assignments
- participants’ role
- facilitators’ role
- recorders’ role
- floaters’ role
- reporting back
- time

Workshops: Reporting out

- Where were the surprises?
- Where were the exciting opportunities?

Next steps

- Input from public meeting to inform Committee's work
- Charrette scheduled for Saturday May 17, Tobin School